

Planning Department
South Downs National Park Authority
South Downs Centre
North Street
Midhurst
GU29 9DH

LAWSON ARCHITECTURE LIMITED

4 London Road, Liphook, Hampshire, GU30 7AN

29th February 2024

Dear Sirs and Madams,

Re: Section 73 Variation of condition application to planning consent SDNP/22/05710/FUL dated 18th May 2023– Erection of 20 pre-fabricated glamping pods and associated footpaths, retrospective alterations to previously consented raised timber decking adjacent to driving range with addition of pergola and associated alterations, and erection of pergolas over clubhouse rear patio at: Blacknest Golf & Country Club, Frith End Road, Blacknest, GU34 4QL

Please find enclosed a section 73 Variation of Condition application for minor material amendments to planning consent SDNP/22/05710/FUL.

The amendments are considered to not significantly alter the original consent and are straightforward minor amendments consisting of:

- Replacing the cabins with an alternative cabin manufacturer in similar locations.
- And, insignificant minor alterations to the associated paths and landscaping layout adjacent to the cabins to accommodate the new cabin types due to the positioning of their front doors.

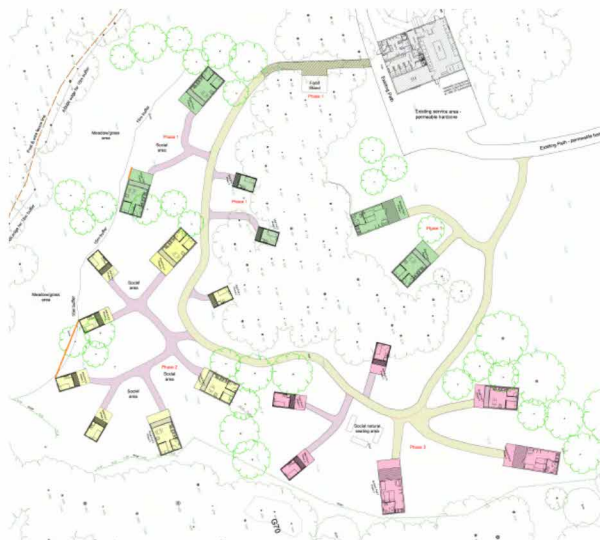


Figure 1: Original consented layout



Figure 2: Proposed s73 layout

We have updated the consented drawings and documents to remove reference to the previous cabin type, including replacement images and drawings. The main content and proposals set out in the documentation have not changed.

The s73 also requests variation to the wording of conditions 3, 4, 5 and 7 to reflect the phased install of the cabins. This request is made due to the cost and time implications of complying with all the conditions in their current wording, which restricts the ability to install phases 1 and 2 of the cabins to allow use, at minimum, of the phase 1 cabins this summer.

It is requested whether the conditions can be reworded to require the conditions to be complied with 'prior to occupation of the phase 3 cabins', or similar alternative wording. We are happy to further discuss the wording with yourselves during the course of this application. We have further commented on the condition wording in appendix A below.

This application does not alter the raised timber decking or pergolas which are retrospective works.

We trust the above and submitted revised documentation is satisfactory to allow a positive outcome. As always should you need any further information or have any queries, please let us know.

Yours sincerely,



BSc Hons MArch Dip Arch ARB RIBA

Appendix A

Condition 2 (plans and documents):

- This condition is to be amended to replace the proposed drawings and documentation to allow use of a different manufacturer and type of cabin, with associated alterations to the paths, landscaping etc to accommodate the minor changes in size and positioning of the cabins.

Condition 3 (Ecology):

- This condition is requested to be amended to take consideration of the phasing of install of the cabins, which are proposed in 3 phases, to allow the install of phases 1 and 2 without needing to fully implement all the mitigation, compensation and enhancement measures outlined. At present the condition is worded to require all the BNG proposals to be implemented as part of installation of phase 1. Request for a phased install of the BNG requirements, preferably prior to occupation of phase 3.

Condition 4 (construction method):

- To update the Construction Method Statement and Construction Method Site Plan to suit the new cabins. Their method of install remains similar to the original consent.

Condition 5 (ecosystem, services, landscaping):

- Request to vary the condition wording to take consideration of the phasing of installation of the cabins, which is proposed in 3 phases, to allow the install of phases 1 and 2 without needing to fully implement all the proposed landscaping for the whole scheme. Request for a phased install of the landscaping requirements, with preferably the landscaping to be completed prior to occupation of phase 3.

Condition 7 (EV charging and bicycle store):

- Request to vary the condition wording to take consideration of the phasing of installation of the cabins. Requested to amend the requirements for the EV vehicle and bicycle facilities by the clubhouse to be a phased install, preferably all to be undertaken as part of installing phase 3.